

Unit 10-11 Edmiston Trade Park

EDMISTON DRIVE, GLASGOW, G51 2YU

To Let - Industrial / Distribution Unit
9,514 sq ft (883.87 sq m)





KEY HIGHLIGHTS

- 2x Roller Shutter Doors
- Mezzanine Office Accommodation
- On-site car parking
- 5m Eaves rising to 7.06m
- Communal service yard

LOCATION

Edmiston Drive Trading Estate is located at the junction of Edmiston Drive and Broomloan Road, adjacent to Ibrox Football Stadium.

The M8 motorway is located a short distance from the estate, accessed via Junctions 23 and 24. Glasgow City Centre is located a short distance to the east of the estate. Glasgow Airport is situated approximately 12 minutes drive to the west of the subjects and Edinburgh is located approximately one hour drive away. Nearby public transport links include regular bus services, as well as access to the Glasgow Subway network.

Neighbouring occupiers include Govan Housing and GM Tyre Shop.

DESCRIPTION

Unit 10-11 Edmiston Trade Park comprises a refurbished steel portal frame construction building with pitched roofs incorporating translucent light panels, located in a secure gated environment.

The specification of Unit 10-11 comprises:

- Internal heights from approx. 5m rising to 7.06 m at apex
- LED lighting
- 2x Electric Roller Shutter Doors
- Three phase electricity supply
- Extensive mezzanine office accommodation





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ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Warehouse	6,650	617.80
Mezzanine Office	2,864	266.07
Total	9,514	883.87

LEASE TERMS

The property is available on a new Full Repairing & Insuring (FRI) lease term.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC certificate available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £39,750 (April 2026).

CONTACT

For further information please contact the letting agents on:

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